



Sean Rogan
Executive Director

COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles

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ADOPTED

Community Development Commission

June 14, 2011

The Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#3-D JUNE 14, 2011

SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**DISPOSITION OF EXCESS LAND IN UNINCORPORATED EAST LOS ANGELES TO ADJACENT
PROPERTY OWNERS
(DISTRICT 1) (3 VOTES)**

SUBJECT

This letter recommends that your Board approve the disposition of excess land owned by the Community Development Commission (Commission) in unincorporated East Los Angeles. The subject property is a former alley located at the end of Record Avenue between the west property line of the Commission-owned property at 895 North Bonnie Beach Place and eight single-family residences on Geraghty Avenue.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and authorize the Executive Director or his designee to negotiate, execute, amend and if necessary terminate all necessary documents to facilitate the disposition, following approval as to form by County Counsel.
2. Find that the disposition is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activity is not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the disposition of excess land owned by the Commission.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The subject property is a former alley located at the end of Record Avenue between the west property line of the Commission owned property at 895 North Bonnie Beach Place in unincorporated East Los Angeles (Guadalupe Terrace Apartments) and eight single-family residences on Geraghty Avenue. The property was originally purchased by the Commission in order to control illegal trespassing and dumping during the construction of Guadalupe Terrace Apartments, a 20-unit multifamily affordable housing development.

The property was purchased by the Commission in February 1995 using \$3,975 in Community Development Block Grant (CDBG) funds. Given the location of the subject property between the Guadalupe Terrace Apartments and the neighboring properties on Geraghty Avenue, it is difficult to access and maintain. Therefore, the Commission recommends conveying the parcel to the eight property owners whose properties are adjacent.

The parcel consists of approximately 1,900 square feet. Attached is the parcel map identifying the subject property as Assessors' Parcel Number 5227-025-902, which will be divided and conveyed to the adjacent parcel owners.

The Commission has hired D. Woolley and Associates, Inc. to identify all impacted properties, identify property lines of Commission-owned sites and prepare legal descriptions for all pieces of land to be conveyed.

Each owner will receive an area of new land not to exceed 320 square feet, more or less. Commission staff has met with Los Angeles County Assessor's staff, who have agreed that the property to be disposed of does not have any value and therefore will not reassess the neighboring properties upon transfer.

Commission staff met with the owners on May 7, 2011 to discuss the disposition. All eight owners are willing to accept the land and each owner will receive a new parcel number of legal description for the new piece of land. Each transfer will be evidenced by a Quitclaim Deed.

ENVIRONMENTAL DOCUMENTATION

This action is Categorically Excluded from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(5) because it involves disposition of land to be retained for the same use. This action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the disposition will relieve the burden of maintenance by the Commission at this vacant site by reallocating the land to the adjacent neighbors.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:cr

Enclosures

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.